

FAIRFAX COUNTY, VIRGINIA  
2005 SOUTH COUNTY AREA PLANS REVIEW  
NOMINATION TO AMEND THE COMPREHENSIVE P

APR# 05-IV-4LP

Staff Use Only

Date Received: 9/21/05  
Date Accepted:  
Planning District:  
Special Area:

**SECTION 1: NOMINATOR/AGENT INFORMATION**

Name: **MOUNT VERNON COUNCIL OF CITIZENS ASSOCIATIONS**

Daytime Phone: **703-780-4709**

Address: **BOX 233, MOUNT VERNON, VIRGINIA 22121**

Nominator E-mail Address: **Errol\_Bergsagel@yahoo.com**

Signature of Nominator (NOTE: There can be only one nominator per nomination):

  
Co-Chair, MVCCA

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

**SECTION 2: GENERAL INFORMATION**

Check appropriate supervisor district: Braddock   Lee ☒   Mason   Mount Vernon ☒   Springfield

Total number of parcels nominated: **N/A, THIS IS A TRANSPORTATION NOMINATION, SEE SECTION 4.**

Total aggregate size of all nominated parcels (in acres and square feet): sq. ft.   acres

Is the nomination a Neighborhood Consolidation Proposal: Yes   No

**SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 \_ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.**

*All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).*

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**NA**

**SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS**  
*See Section IV, #4, of the Citizen's Guide for instructions.*

Current Comprehensive Plan text for nominated property: **NA, SEE BELOW**

Use the Plan on the Web for your citation. It is the most up-to-date. Link:  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/).

Current Plan Map Designation: **SEE CIRCLED TEXT IN ATTACHMENT A**

Proposed Comprehensive Plan Designation: **INSERT THE FOLLOWING TEXT INTO ATTACHMENT A AFTER THE 1ST SENTENCE: "PERMIT INTER-PARCEL ACCESS DISTANT FROM ROUTE 1 AS A SUBSTITUTE WHERE A SERVICE ROAD IS NOT NEEDED TO COMPLETE AN EXISTING SYSTEM OR WOULD GENERATE TRAFFIC PROBLEMS."**

**SECTION 5: MAP OF SUBJECT PROPERTY**

*Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 \_ x 11 inches. Maps in color will not be accepted. NA*

**SECTION 6: JUSTIFICATION**

*Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).*

**INTERPARCEL ACCESS DISTANT FROM ROUTE 1 IS AN EXISTING AND ACCEPTABLE ALTERNATIVE FOR SERVICE ROADS.**

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☐ There are oversights that affect the area of concern.

***All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:***

**Fairfax County Planning Commission Office  
Government Center Building, Suite 330  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505**

automobiles; and (5) minimizing the impact of highway widenings, new roadway alignments, and new development projects on adjacent residential communities and the ecology of the district.

The following changes are recommended for accomplishment within the next twenty years. The changes are listed in order of their importance. Priorities for implementation should be consistent with the importance of the improvement, ease of accomplishment, and availability of funds.

- Access to/from the City of Alexandria - Widen Route 1 to six travel lanes plus acceleration/deceleration lanes from Fort Hunt Road to Franklin Street in Alexandria, in order to alleviate the present bottleneck into and out of Alexandria. This improvement is essential to the long-term benefit of other proposals for widening Route 1, improving Fort Hunt Road, and implementing HOV lanes south of this point.
- Service Roads - Develop and implement a Service Road Design Plan and Map for Route 1 between the Capital Beltway and the Occoquan River. In developing the Service Road Design Plan, consider the desirability of one-way versus two-way service roads. Develop a Service Road Design Plan which provides for construction of the remaining section of service road where needed to serve commercial and residential development and elimination of perpendicular curb cuts to reduce marginal friction for through traffic, construction of slip ramps between intersections, signalization, and turn prohibitions. Construct service roads which intersect cross streets as far back from the main roadway on Route 1 as practical, and connect directly with Route 1 at intersections. Until such a Service Road Design Plan is adopted, all development or redevelopment of properties fronting on Route 1 should provide or should dedicate land for a service road, with appropriate setback of the service road from the main roadway at signalized intersections.
- Public Transportation - Establish regular shuttle bus service along Route 1 between the Huntington Metro station and the Lorton commuter rail station, to serve the needs of residents and businesses in the vicinity of Route 1. Provide paved, pull-off bus loading areas separate from the travel way, and paved and covered waiting areas within the public right-of-way along the length of Route 1. Evaluate the long-term feasibility of using the median along Route 1 for development of a people mover or light rail mass transit system.
- Route 1 Widening and Access - Widen to six travel lanes from the Buckman Road/Route 235 intersection to the Prince William County line. Limit access to the Route 1 main roadway between the Capital Beltway and the Occoquan River to signalized intersections, grade-separated interchanges, and slip ramps from service roads to the maximum extent possible. Where necessary, realign intersecting streets to eliminate offset and angled intersections with Route 1.
- Pedestrian/Bicyclist Services - Provide trails within the public right-of-way along the length of Route 1. Provide sidewalk access to the Route 1 main roadway between the Capital Beltway and the Occoquan River, where needed, to serve adjacent residential and commercial development. Provide adequately marked and appropriately controlled crosswalks to encourage pedestrian/bicyclist movement and assure pedestrian/ bicyclist safety.